

003.0

0005

0003.0

Map

Block

Lot

1 of 1

Commercial

CARD

ARLINGTON

Total Card / Total Parcel

1,083,900 / 1,083,900

APPRAISED: 1,083,900 / 1,083,900

USE VALUE: 1,083,900 / 1,083,900

ASSESSED: 1,083,900 / 1,083,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
108-114		MASS AVE, ARLINGTON	

OWNERSHIP

Unit #:

Owner 1:	WHITTEMORE EDWIN/P/JANICE M
Owner 2:	TRUSTEES/WHITTEMORE TRUST
Owner 3:	

Street 1: 15 SOMERSET ROAD

Street 2:

Twn/City: LEXINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02420 Type:

PREVIOUS OWNER

Owner 1: WHITTEMORE MARY/EDWIN/EDWIN JR -

Owner 2: TRUSTEES/DAWES REALTY TRUST -

Street 1: 15 SOMERSET ROAD

Twn/City: LEXINGTON

St/Prov: MA Cntry:

Postal: 02420

NARRATIVE DESCRIPTION

This parcel contains 5,200 Sq. Ft. of land mainly classified as Store with a Store Building built about 1930, having primarily Brick Exterior and 3872 Square Feet, with 5 Units, 0 Bath, 0 3/4 Bath, 7 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		5200		Sq. Ft.	Site		0	43.25	3.21	CG									722,622						722,600	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
325		5200.000	361,300		722,600	1,083,900			
Total Card		0.119	361,300		722,600	1,083,900	Entered Lot Size		
Total Parcel		0.119	361,300		722,600	1,083,900	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	279.93	/Parcel: 279.9	Land Unit Type:		

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	325	FV	361,300	0	5,200.	710,100	1,071,400	1,071,400
2019	325	FV	344,000	0	5,200.	668,300	1,012,300	1,012,300
2018	325	FV	344,000	0	5,200.	584,800	928,800	928,800
2017	325	FV	344,000	0	5,200.	459,500	803,500	803,500
2016	325	FV	344,000	0	5,200.	459,500	803,500	803,500
2015	325	FV	309,400	0	5,200.	390,000	699,400	699,400
2014	325	FV	309,400	0	5,200.	390,000	699,400	699,400
2013	325	FV	309,400	0	5,200.	390,000	699,400	699,400

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WHITTEMORE MARY		46279-437		10/14/2005	Family		1	No	No	
		17331-234		8/1/1986			1	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/3/2016	555	Alterati	6,000					INSTALL LAURDRY AN
10/10/2012	1285	Renovate	11,000	C				
11/14/1997	695	Manual	15,000					REROOF-RUBBER

ACTIVITY INFORMATION

Date	Result	By	Name
3/6/2017	I & E Return	MM	Mary M
5/5/2016	I & E Return	MM	Mary M
6/5/2013	Measured	JBS	JOHN S
4/18/2013	Info Fm Prmt	EMK	Ellen K
3/12/2009	Meas/Inspect	201	PATRIOT
12/3/1999	Meas/Inspect	201	PATRIOT
2/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

**USER DEFINED**

Prior Id # 1:	3301
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	16:08:44
LAST REV	
Date	Time
03/06/17	12:38:06
mmcmakin	
329	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type:	78 - Store			Full Bath:	Rating:			1930; ,ARL. BANNER & FLAG, , CLIP JOINT, STELLAS HAIR SALON. 2 VACANT.																	
Sty Ht:	1 - 1 Story			A Bath:	Rating:																				
(Liv) Units:	5	Total: 5			3/4 Bath:	Rating:																			
Foundation:	3 - BrickorStone			A 3QBth:	Rating:																				
Frame:	2 - Steel			1/2 Bath:	7	Rating: Average																			
Prime Wall:	7 - Brick			A HBth:	Rating:																				
Sec Wall:				OthrFix:	4	Rating: Average																			
Roof Struct:	4 - Flat			OTHER FEATURES																					
Roof Cover:	11 - Membrane			Kits:	Rating:			1st Res Grid Desc: Line 1 # Units:																	
Color:	BRICK			A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O					
View / Desir:				Frl:	Rating:			Other																	
GENERAL INFORMATION				WSFlue:	Rating:			Upper																	
Grade:	C - Average			CONDOS INFORMATION				Lvl 2																	
Year Blt:	1930	Eff Yr Blt:			Location:				Lvl 1																
Alt LUC:				Total Units:				Lower																	
Jurisdct:				Floor:				Totals				RMs:	0	BRs:	0	Baths:		HB	7						
Const Mod:				% Own:								REMODELING				RES BREAKDOWN									
Lump Sum Adj:				Name:								Exterior:				No Unit	RMS	BRS	FL						
INTERIOR INFORMATION				DEPRECIATION								Interior:													
Avg Ht/FL:	12	Phys Cond:	AV - Average	35.	%	Additions:																			
Prim Int Wall:	8 - Plyw Panel	Functional:			%	Kitchen:																			
Sec Int Wall:		Economic:			%	Baths:																			
Partition:	T - Typical	Special:			%	Plumbing:																			
Prim Floors:	14 - Asphalt Tile	Override:			%	Electric:																			
Sec Floors:	4 - Carpet	Total:	35	%	Heating:																				
Bsmnt Flr:	12 - Concrete					General:																			
Subfloor:					CALC SUMMARY																				
Bsmnt Gar:					Basic \$ / SQ:	100.00	COMPARABLE SALES																		
Electric:	3 - Typical	Size Adj.:	1.05826449					Rate	Parcel ID	Typ	Date	Sale Price													
Insulation:	2 - Typical	Const Adj.:	0.99993974																						
Int vs Ext:					Adj \$ / SQ:	105.820																			
Heat Fuel:	1 - Oil	Other Features:	19500																						
Heat Type:	1 - Forced H/Air	Grade Factor:	1.00																						
# Heat Sys:	1	NBHD Inf:	1.00000000																						
% Heated:	100	NBHD Mod:																							
Solar HW:	NO	LUC Factor:	1.00																						
% Com Wall:		Adj Total:	555918																						
		Depreciation:	194571																						
		Deprecated Total:	361346																						
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:																	
Make:				Model:			Serial #:				Year:				Color:										
SPEC FEATURES/YARD ITEMS								PARCEL ID				003.0-0005-0003.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
More: N				Total Yard Items:				Total Special Features:				Total:													